BILL GARRETT, Davidson County
Trans:T20140059949 DEEDWARR
Recvd: 08/14/14 14:42 4 pgs
Fees:23.00 Taxes:458.80
20140814-0073686

This instrument prepared by:
Jacob R. Strait
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:
James J. Pancake and wife
Lori Y. Pancake
4702 Richmar Court
Nashville, Tennessee 37211

Send Tax Bills to:
Same as new owner

Map/Parcel:
146-04-0 066.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **James A. Pancake, Glenn Finley Pancake, and Carole Pancake Colebank, tenants in common**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **James J. Pancake and wife, Lori Y. Pancake**, hereinafter called Grantees, their heirs, successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, described as follows:

Land in Davison County, Tennessee, being Lot No. 757 on the Plan of Caldwell Hall, Section XII, as of record in Book 3300, page 57, Register's Office for said County.

Said Lot No. 757 fronts 101.52 feet on the northeasterly side of Richmar Court and runs back 129.95 feet on the northwesterly line and 172.4 feet on the southeasterly line to a dead line in the rear on which it measures 65.95 feet.

Being the same property conveyed to James A. Pancake, Glenn Finley Pancake and Carole Pancake Colebank, tenants in common, by deed from Carole Pancake Colebank, Personal Representative of the estate of Van Roy Pancake, of record in Instrument Number 20140806-0070530, and by affidavit of heirship of record in Instrument Number 20140806-0070529, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This conveyance is subject to restrictions of record in Book 1788, Page 108, Book 3376, Page 234, and also a Plan of Record in Book 3300, Page 57, all references to Register's office for Davidson County, Tennessee.

Van Roy Pancake died intestate on December 5, 2013. His estate was administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 14P56.

This is improved property, known as 4702 Richmar Court, Nashville, Tennessee 37211.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the herein described real property; that Grantors have full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as herein described; and that Grantors do now and will forever warrant and defend the title to the herein described real property against the lawful claims of all persons whomsoever.

John Colebank, Janice Pancake and Marilyn Pancake, spouses of Grantors, hereby join in the execution of this deed for the purpose of waiving and conveying any marital and inheritance rights he or she may have in the property conveyed.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of August, 2014.

James A. Pancake

James A. Pancake, Grantor

Glenn Finley Pancake

Glenn Finley Pancake, Grantor

Carole Pancake Colebank

Carole Pancake Colebank, Grantor

John Colebank

John Colebank

Janice Pancake

Janice Pancake

Marilyn Pancake

Marilyn Pancake

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, James A. Pancake, Glenn Finley Pancake, Carole Pancake Colebank, and John Colebank, with whom I am personally acquainted and who upon oath acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of August, 2014.

Notary Public

CYNTHIA L. PARRISH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/11/2017

State of Tennessee
County of Lewis

Before me, the undersigned Notary Public, personally appeared Janice Pancake, with whom I am personally acquainted and who upon oath acknowledged that they are the spouses of the Grantors and that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2014.

Notary Public

Notary Public At Large
Lewis County, Tennessee

My Commission Expires: 10/24/2016

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared Marilyn Pancake, with whom I am personally acquainted and who upon oath acknowledged that they are the spouses of the Grantors and that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2014.

Cynthia L. Parrish
Notary Public

My Commission Expires: 9/11/2017

CYNTHIA L. PARRISH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 124,000.00.

James J. Pancake
James J. Pancake, Grantee

Subscribed and sworn to before me this 4th day of August, 2014.

Cynthia L. Parrish
Notary Public
My Commission Expires: 9/11/2017

CYNTHIA L. PARRISH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.